

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF DAVID C. LOURIE  
DISPOSITION PARCEL R-82  
IN THE CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, David C. Lourie has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-82 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That David C. Lourie be and hereby is tentatively designated as Redeveloper of Disposition Parcel R-82 in the Charlestown Urban Renewal Area, subject to:

- a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;



c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel R-82 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



AREA 14, 655 sq. ft.

WIDTH

DEPTH

SITE

ACCESS

PARKING

U. S.

TYPE

ZONING

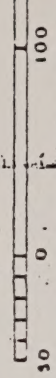
NOTES:

PARCEL BOUNDARIES AND AREAS  
CITY ASSESSOR'S MAPS ARE APPLICABLE  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS

SITE:

CHARLESTOWN URBAN RENEWAL  
PROJECT NO. MASS. R-55  
BOSTON REDEVELOPMENT AUTHORITY  
FEBRUARY 25, 1965.



DISPOSITION  
PARCELS  
DATE

Charlestown  
Urban Renewal Area





3578

TABLED: JANUARY 5, 1978  
RESUBMITTED: JANUARY 19, 1978

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55  
DISPOSITION PARCEL R-82 / OLD KNIGHT OF COLUMBUS HALL  
INFORMATIONAL MEMORANDUM

After staff analysis, on August 19, 1976 Board permission was requested and voted for the rehabilitation of three parcels in Charlestown, one of which was R-82, 44 High Street, the former Knights of Columbus Hall. On August 29, 1976, the parcels were advertised for rehabilitation.

Along with the newspaper advertisement, we sent a copy of the ad to approximately 50 people who have expressed interest over the years in rehabilitation in Charlestown. 18 Developers' Kits were purchased.

Three proposals were subsequently received and only one, David Lourie's, included as part of the preliminary submission required by the Authority, floor plans, elevations, preliminary specifications, site plan, letter of interest and Public Disclosure Statement. Two other letters of interest and Public Disclosure Statements were received from Christopher Hafferty and Werner Bundschuh. One key element impressed upon all prospective developers for this site was that conventional financing and a commitment should be part of the submission.

The basis for the determination of rehabilitation versus new construction was made by staff analysis, as well as an independent consultant report prepared for the Charlestown Savings Bank in 1973 when they seriously considered purchasing the Knights building and developing it along with their Thompson Square office.

Both our staff and the consultant report agreed on the following points:

1. The rear addition was considered infeasible for rehabilitation and should be demolished by the developer at an anticipated cost of \$15-20,000. This would leave a masonry dwelling with about 1300 to 1500 square feet per floor.



2. This particular area of High Street is generally quite uniform in terms of building heights and architectural character. It is thus highly preferable, in terms of Urban Design, to replace the former third and dormered fourth levels of this building to match the similar abutting row buildings on High Street and to generally retain the character of the street in this area. Rehabilitation is particularly important in the case of 46 High Street, which would be left free-standing were the Knights building to be demolished.
3. Substantial zoning difficulties would be incurred to develop more than four units.
4. It was anticipated that the high construction cost involved for demolition of the building and for all new construction on the site, or for demolition of the rear wooden portion and restoration of the main brick structure, would produce rents well above the Charlestown market level without some form of rental subsidy. The alternative and preferred approach is an owner-occupant situation, one who would be willing to absorb a higher percentage of development costs and support a negative cash flow.

Topographic conditions and site configuration played an important part in the determination of use. While the site contains approximately 14,655 square feet, it is an odd-shaped site with difficult topographic conditions in the rear portion, making efficient parcelization difficult. On the easterly side of the site, the property line and an addition to a house on Cordis Street protrudes out, cutting the depth of the site by almost half (to about 70').

Parcelization of the site was considered unsatisfactory for several reasons:

- a) The developer is spending in the order of \$15-20,000 to develop by demolition the land to the rear of the brick structure. It was felt unreasonable that once this was accomplished, this land be divided and parceled out to another developer.
- b) Were the site to be divided in such a way as to create an additional development parcel to the rear, access to that parcel would become difficult, marketability would be affected by the unattractive large parking lot to the rear of the Charlestown Savings Bank, and higher than normal costs would be incurred through the necessity of pumping sewerage up to High Street. The total size of this parcel would approximate only about 70' x 80' as a result of site configuration; and



- c) Were the site to be divided along High Street, only a small site (approximately 75' x 75') would be created after providing for vehicle and pedestrian access to the rear of the brick structure. In addition, it appears it would not be possible within this site to provide off-street parking and the proper amount of open space in addition to the building itself.

The above analysis and the history of success of rehabilitation versus new construction in Charlestown resulted in a staff recommendation to develop this site through rehabilitation.

TABLED: DECEMBER 22, 1977  
RESUBMITTED: JANUARY 5, 1978

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55  
DISPOSITION PARCEL R-82  
TENTATIVE DESIGNATION OF REDEVELOPER/REHABILITATION

Disposition Parcel R-82, containing approximately 14,655 square feet of land with a building thereon (the old Knights of Columbus Hall), is located at 44 High Street in the Charlestown Urban Renewal Area.

The subject parcel was advertised for residential rehabilitation on August 29, 1976 and interest was expressed from the following:

1. David C. Lourie, 39 Pleasant St., Charlestown
2. Christopher Hafferty, 46 High St., Charlestown
3. Werner Bundschuh, 2 Harvard St., Charlestown

Mr. Lourie's interest was the only one of the three which included preliminary schematic drawings and specifications. The other two parties submitted nothing other than a letter expressing interest in the site.

Mr. Lourie's proposal called for the Rehabilitation of the entire building into nine residential units. This included a wooden section in the rear of the building which our staff questioned. The rehabilitation estimate for this amount of units was approximately \$230,000.

Mr. Lourie, his Architect and our staff after a series of many meetings agreed the rear wooden portion of the building should be demolished and the number of units reduced to four. As a result revised plans reflecting this change and showing the front of the building raised to its former height were submitted.

This reduction in size reduces the estimated construction cost to \$115,000. Mr. Lourie plans to occupy one of these units and is prepared to finance the Project conventionally.

It is therefore recommended that the Authority adopt the attached resolution tentatively designating David C. Lourie as Redeveloper of Disposition Parcel R-82 in the Charlestown Urban Renewal Area.

ATTACHMENT





Capitol Bank  
and trust company

One Bulfinch Place, Boston, Massachusetts 02114 Telephone (617) 723-5300

November 10, 1977

Boston Redevelopment Authority  
Boston City Hall  
Boston, Massachusetts

Gentlemen:

We have been in contact with Mr. David C. Lourie of 39 Pleasant Street, Charlestown, Massachusetts, and have discussed a new plan dated November 10, 1977, on your property located at 44 High Street, Charlestown, Massachusetts.

Mr. Lourie has told us that the property is to be converted into four units. We have indicated to him, as we did in our letter to you dated October 21, 1976, that we are still interested in working with him to provide financing on the High Street project.

Very truly yours,

Arthur R. Gauthier  
Loan Officer

ARG/dmd





Capitol Bank  
and trust company

One Bulfinch Place, Boston, Massachusetts 02114 Telephone (617) 723 5300

October 21, 1976

Boston Redevelopment Authority  
Boston City Hall  
Boston, Massachusetts

Gentlemen:

One David C. Lourie of 39 Pleasant Street, Charlestown, Massachusetts, has indicated to us that he is interested in one of your properties located at 44 High Street, Charlestown, Massachusetts.

He has told us that he would like to convert this property into nine units, and we have indicated to him that we are interested in supplying the construction financing for such a conversion. We feel that Mr. Lourie is a proper individual to be named developer and would like to convey to you our interest in this project. If Mr. Lourie is the successful bidder, we would be interested in pursuing this financing further with him.

Sincerely yours,

Sherwood J. Tarlow  
President and  
Chairman of the Board

SHT/dmd



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: David C. Lourieb. Address and ZIP Code of Redeveloper: 39 Pleasant Street  
Charlestown, MA 02129c. IRS Number of Redeveloper: 028-32-5589 (Social Security Number)

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusettsis described as follows<sup>2</sup>Parcel R-82 located at 44 High Street, Charlestown, Massachusetts.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of \_\_\_\_\_

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as \_\_\_\_\_☐ A business association or a joint venture known as \_\_\_\_\_☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain) \_\_\_\_\_

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: \_\_\_\_\_

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: \_\_\_\_\_

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



## 1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$ 80,000
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$ 20,000

## 2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

See Attached Sheet

## b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

Off street parking

## c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators, air-conditioners, washing and drying machines.

## CERTIFICATION

I, ~~David~~ David C. Louriecertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: October 22, 1976

Dated: \_\_\_\_\_

*David C. Lourie*

Signature

Signature

Title

Title

39 Pleasant Street

Charlestown, MA 02129

Address and ZIP Code

Address and ZIP Code

- <sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
- <sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: David C. Lourie

b. Address and ZIP Code of Redeveloper: 39 Pleasant Street  
Charlestown, Mass.

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts  
is described as follows:

Parcel R-82 located at 44 High Street, Charlestown, Massachusetts.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of October 1, 1976  
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Nicholas Pino, One Church Court, Charlestown, Mass.

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

See attached sheets.



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

See attached sheet.

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

See attached sheet.

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

See attached sheet.

7. Names and addresses of bank references: Puritan Cooperative Bank, Swampscott  
New England Merchants Bank

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

No



- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

No

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: *None*

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder: *None*

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO BE  
COMPLETED



e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNTDATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

*See attached sheet.*

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

## CERTIFICATION

I ~~was~~ David C. Lourie

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: October 22, 1976

Dated: \_\_\_\_\_

David C. Lourie  
Signature

\_\_\_\_\_  
Signature

39 Pleasant Street  
Charlestown, MA 02129  
Address and ZIP Code

\_\_\_\_\_  
Title\_\_\_\_\_  
Address and ZIP Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redevelopers.
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



Statement of Net Worth  
David C. Lourie  
as of September 30, 1976  
"UNAUDITED"

ASSETS		LIABILITIES	
Cash in Bank	15,000	Miscellaneous Bills	250
Buildings & Improvements 39-41 Pleasant St. Charlestown, Mass (6 family) (Cost 56,000) (Mkt. Value)	70,000	Real Estate Mtge. Payable Puritan Co-Operative Bk. 9 $\frac{1}{2}$ %/25yrs. \$280 Monthly payment	29,700
Automobile (1974 Honda Civic) (at Cost)	2,900	2nd Mtge. on Real Estate	5,000
Personal Affects Furniture and Fixtures	5,000		
Miscellaneous	<u>1,000</u>		
		TOTAL LIABILITIES	<u>34,950</u>
		Net Worth	<u>58,950</u>
TOTAL	<u>93,900</u>	TOTAL	<u>93,900</u>